

Board of Zoning & Appeals
MINUTES
(Via Tele-Conference)
January 6, 2021

MEMBERS PRESENT: John Kester, Ede Graves, Johnny Wilson, Blake Badger, & Sandra Quinn

MEMBERS ABSENT: James Dozier

OTHERS PRESENT: Matthew Millwood & Debra Grant

- I. **Call to Order**
- II. **Roll Call (Board Secretary)**
- III. **Public Hearing: None**
- IV. **Approval of Minutes for November 4, 2020;** Ms. Graves made a motion to approve the minutes as presented, seconded by Mr. Badger; the motion carried 5 to 0 by a roll call vote.
- V. **Variance Request:**

V#21-01 **Charles W. Bass Jr.**, representative of 107 Orange Street, VG OZ Fund, LLC/owners (TMS #05-0026-153-00-00) in the Core Commercial (CC) zoning district, is requesting a variance to Article XI (required multi-family parking spaces) of the City of Georgetown Zoning Ordinance. **Matt Millwood/City Staff** told the Board that he received letters from 4 surrounding property owners (Mr. David Kossove, Mr. Jonathan Angner, Ms. Debra Sprang, and Mr. & Mrs. Steve Harms), all letters are included in the packets. Matt said the variance is to reduce the required 2 parking spaces per unit to 1 space per unit, Mr. Bass has proposed removing a building that will allow him to create 8 parking spaces. The requirements is found in the zoning ordinance: Article IV; Section 422 (Multi-family Dwelling or Group Dwelling in CC), Section 422.2 (Off Street parking); and Article XI; Section 1108 (Residential Parking Requirements). Page 7 of the packet shows the parking design if allowed, the new building that is proposed will have 2 levels of living spaces (apartments/multi-family units) and the parking will be below. Matt said the owner bought 4 lots; 2 will be commercial spaces on Front Street, and eliminating the commercial space on Orange Street to make said parking, and constructing two (2) stories above for eight (8) multi-family units. **Mr. Kester** asked if there was any issues with the height of the structure. **Matt** said a text amendment was done approximately 5 years ago to raise the height requirement in the Core Commercial district from 35 ft. to 45 ft. maximum, so there should be no issues with the height. **Mr. Kester** said there are other businesses that have residential living spaces above the commercial business, and wanted to know if those people have the required 2 spaces per unit. **Matt** said no, those structures were in existence and are grandfathered, and the building Mr. Bass is proposing will be a new structure so they will have to provide new parking spaces. **Mr. Kester** asked if this issue has come up with any other buildings in that area, and has variances been granted to allow less parking than the ordinance requires. **Matt** said he is not aware of any in the Core Commercial district, however the Board did grant a variance for the apartment complex on Lincoln Street. There is the one rather tall complex near the Georgetown Times, however it has met all the parking requirements because it was built elevated so the parking could be under the units, this design is similar to Mr. Bass' design, except he does not have a large enough parcel. **Mr. Bass**

stated that the Fogel Wharf has 16 units and 16 parking spaces. **Matt** said this building was renovated to make those condos, it was not a new construction. **Mr. Bass** said this request is to be able to have 8 parking spaces rather than the required 16. **Mr. Badger** asked how many bedrooms each unit would have, because that would determine how many vehicles will be onsite. **Mr. Bass** said the units will be approximately 800 to 900 sq. ft. and will be 1 and 2 bedrooms, the only apartment that might be larger will be the owner's unit. **Ms. Quinn** asked if the entrance to the proposed parking lot would be from the City's Orange Street public parking lot or from Orange Street. **Mr. Bass** said there will be 2 entrances and 1 exist from the Orange Street public parking lot, this will be the case unless an engineer gives a better design. **Ms. Quinn** asked if any parking spaces will be lost on Orange Street or in the City's public parking lot. **Mr. Bass** said no spaces will be lost, they will just be adding 8 more spaces. **Ms. Quinn** had concerns about the use of the City's parking lot, saying if the City does something different in the future what would the owner do. **Mr. Bass** said if the City did something different with the parking lot, there would still be room for the cars to enter and exist, from Orange Street. **Ms. Quinn** asked Matt if something should happen where the residents of this new building could not enter and exist through the City's parking lot what would happen and who considers that and how would it be done. **Matt** said that would be a City issue, however the Orange Street parking lot is a public lot and is not restricted, it can be accessed at any time of day or night. He also said there is another commercial entity that uses this parking lot to store a trailer all year (that had to be approved by City Council). However, there is no way to answer what could happen 20 years down the road. **Ms. Quinn** said she understands what Matt is saying, but is wondering if something should happen to that parking lot what alternatives would the residents of the building have. **Matt** said if the City should change that public parking lot or move it somewhere else, hopefully a new parking plan would be in effect. **Mr. Badger** asked if any parking spaces in the Orange Street parking lot will be eliminated to allow access to the proposed parking lot. **Matt** said no, no spaces will be lost; the current public parking lot has a center entrance and 2 exist lanes on either side. **Ms. Graves** asked how the parking spaces will be protected so that people that are shopping on Front Street won't take the parking spaces. **Mr. Bass** said he plans to put up signs that say "Private Parking" and label the spaces. **Ms. Quinn** asked Mr. Bass if he has a plan B if this variance is not approved. **Mr. Bass** said that if the variance is not approved then the commercial space will be there and 1 other space, nothing else will be built. **Mr. Harms/Neighboring business owner** said he has concerns about losing access to the rear of his building and feels it may be a land-lock situation for them, however he is in favor of the overall project. **Mr. Kester** said the Board does not have any jurisdiction over Mr. Harms issue and asked him to get with the owners or Mr. Bass to come to an agreement. **Mr. Bass** said he will make every effort to come to a resolve with Mr. Harms and feels certain it will work in Mr. Harm's favor.

Motion: Ms. Graves made a motion to grant the variance to allow 8 parking spaces, seconded by Mr. Wilson; the motion carried 5 to 0 by a roll call vote.

(Mr. Kester/Chairman made a motion to amendment the agenda to have Board elections; seconded by Ms. Quinn; the motion carried 5 to 0)

VI. Elections:

Board Chair: Mr. Wilson nominated Mr. John Kester (*Mr. Kester declined the nomination; Mr. Wilson withdrew his nomination*)

Mr. Kester nominated Ms. Ede Graves; seconded by Ms. Quinn (*with there being no other nominations, the board voted*) **Ms. Graves was elected as Board Chair for 2021**

Board Vice- Chair: Ms. Graves nominated Mr. Johnny Wilson (*Mr. Wilson declined the nomination*)

Ms. Graves nominated Mr. Blake Badger; seconded by Mr. Kester (*with there being no other nominations, the board voted*) **Mr. Badger was elected as Board Vice-Chair for 2021**

VII. **Adjournments:** With there being no further business the meeting was adjourned.

Submitted By,

*Debra Grant
Board Secretary*